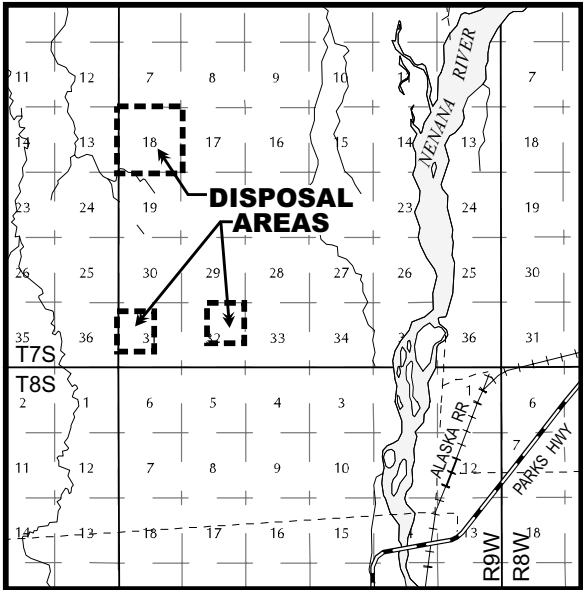


# Map 101 - Anderson Subdivision

|                       |  |
|-----------------------|--|
| Location              | The Anderson Subdivision reoffers lie west of the Nenana River, approximately five miles southwest of Anderson. Some areas may be within the Nenana River floodplain.  |
| Topo Map              | USGS Quad Fairbanks B-5  |
| Access                | Access overland is gained by crossing the Rex bridge at Parks Highway mile 275.8 and traveling west on an existing road for approximately .25 miles, then turning north and following the road to the disposal boundary.   |
| Terrain               | Slightly rolling with slopes of 0 to 12 percent.   |
| Soils                 | Soils are composed of 4 to 20 inches of silt and sandy loam over outwash sands and gravels, with a shallow organic layer covering the surface.   |
| Vegetation            | Trees consist of spruce and willow, with some stands of birch and aspen.   |
| Water Front           | None   |
| View                  | Area views encompass the rolling terrain beyond the Nenana River.  |
| Climate               | Local temperatures are 38 to 72 degrees F in the summer and -18 to 24 degrees F in winter. Extremes of -69 and 98 degrees F have been recorded. Average annual precipitation is 11 inches including 48 inches of snow.   |
| Water Source          | Ground water depth varies between 100 to 250 feet from surface.  |
| Water/Sewage Disposal | Approved by ADEC for non-water carried type sewage disposal systems, (i.e., chemical, humus, incendiary, etc.) Other water supply or disposal systems must be permitted and approved by ADEC prior to construction.  |
| Utilities             | None   |
| Restrictions          | Subject to platted easements and reservations, see corresponding ASLS.   |
| Municipal Authority   | Located within the taxing authority of the Denali Borough.   |
| Homeowners Assoc.     | None.  |
| Other                 | Alaska Department of Fish & Game has warned of possible man-black bear conflicts in this area. Section 18 is within the area burned during the fire of 2000. Currently, the subdivision is covered by full fire protection. This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas. Parcels are within a full/critical fire protection area. |



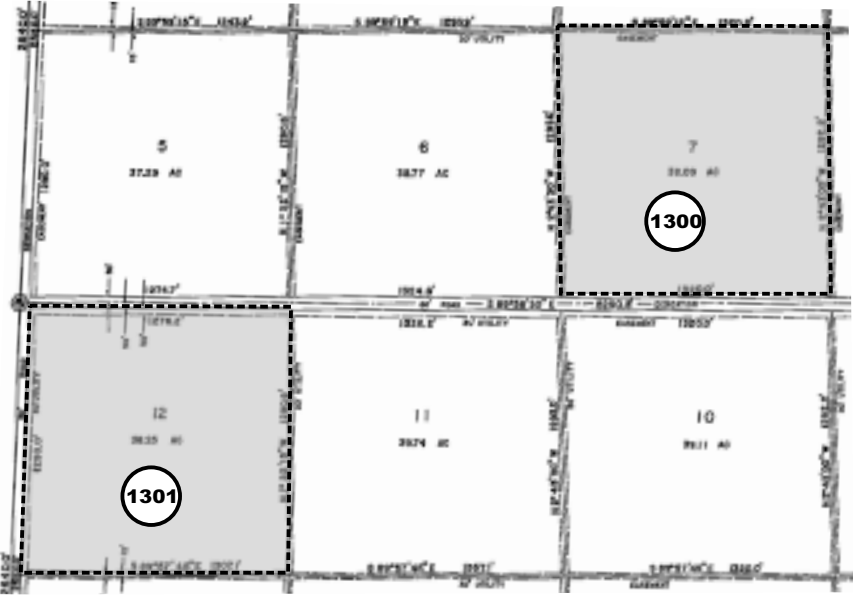
USGS Quad Fairbanks B-5, Alaska

## VICINITY MAP

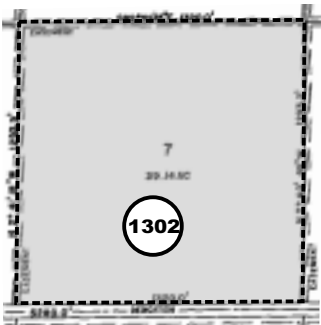
Township 7 South, Range 9 West, Sec. 18, 31, 32  
Fairbanks Meridian, Alaska

| PARCEL | ADL #  | MTRS        | SURVEY     | LOT | TRACT | ACRES | MINIMUM BID |
|--------|--------|-------------|------------|-----|-------|-------|-------------|
| 1297   | 401958 | F007S009W18 | ASLS 79-24 | 5   | A     | 35.26 | \$9,500.00  |
| 1298   | 404952 | F007S009W18 | ASLS 79-24 | 10  | A     | 39.09 | \$10,600.00 |
| 1299   | 404954 | F007S009W18 | ASLS 79-24 | 16  | A     | 37.02 | \$10,000.00 |
| 1300   | 404985 | F007S009W31 | ASLS 79-30 | 7   | A     | 39.09 | \$10,600.00 |
| 1301   | 404988 | F007S009W31 | ASLS 79-30 | 12  | A     | 38.25 | \$10,300.00 |
| 1302   | 401998 | F007S009W32 | ASLS 79-31 | 7   | A     | 39.14 | \$10,600.00 |

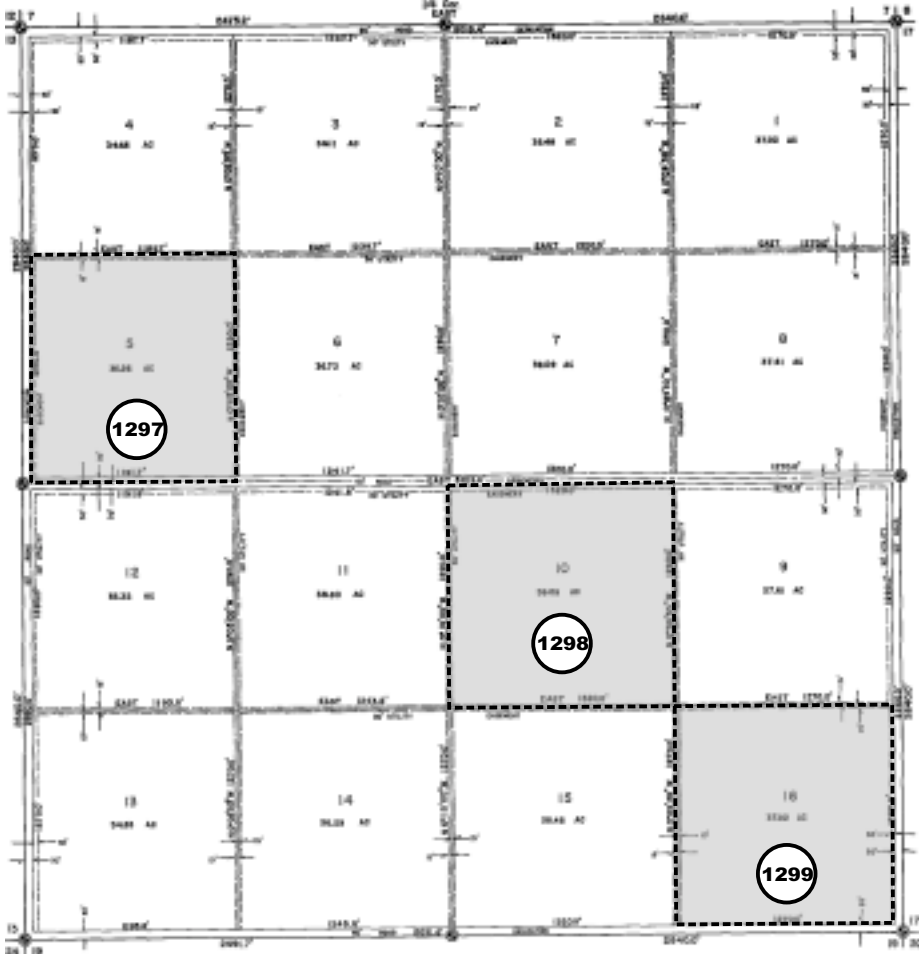
## ASLS 79-24 Sec. 18



## ASLS 79-30 Sec. 31



## ASLS 79-31 Sec. 32



# Veterans' Land Discount

Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veterans' Land Discount may only be used once in an applicant's lifetime.

## ► Veterans' Discount Qualifications

To be eligible, you must submit proof, acceptable to the department, that you:

1. Are 18 years of age or older at the date of sale;
2. **Have been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Have served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and
4. Have received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active

duty, must be submitted. You are encouraged to request your Form DD 214 well in advance of the auction.

The Veterans' Land Discount may be applied only to acquisition of surface rights to the land. **It may not be applied to survey and platting costs, or other costs reimbursable to the state.** These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table below.

If you qualify for the Veterans' Land Discount you must apply for the discount at the time of the award notification. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another person, both purchasers must be eligible bidders. If both are also eligible veterans, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

Below is an example of how a Veterans' Land Discount is calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

### Veterans' Discount Calculation

|   |               |               |
|---|---------------|---------------|
| Per Acre Reimbursable Cost  | \$ 959.00     |               |
| "X" Parcel Size (Acres)   | x 3.349       |               |
| Total Reimbursable Cost   | \$ 3,211.69   |               |
| Bid Price   | \$ 14,000.00  | \$ 14,000.00  |
| Less the Reimbursable Cost  | \$ - 3,211.69 |               |
| Amount eligible for discount  | \$ 10,788.31  |               |
| 25% Veterans' Discount Rate   | x 0.25        |               |
| Veterans' Discount  | \$ 2,697.08   | \$ - 2,697.08 |
| Discounted Purchase Price<br>(Bid Price Less Discount)  |               | \$ 11,302.92  |
| Less 5% bid deposit of the<br>full Purchase price ( <b>do not<br/>submit a bid deposit based<br/>upon the discounted<br/>purchase price</b> ) |               | \$ - 700.00   |
| Balance Due   |               | \$ 10,602.92  |

